

Ind. Reg. No. 9016
P.O. Box 5311

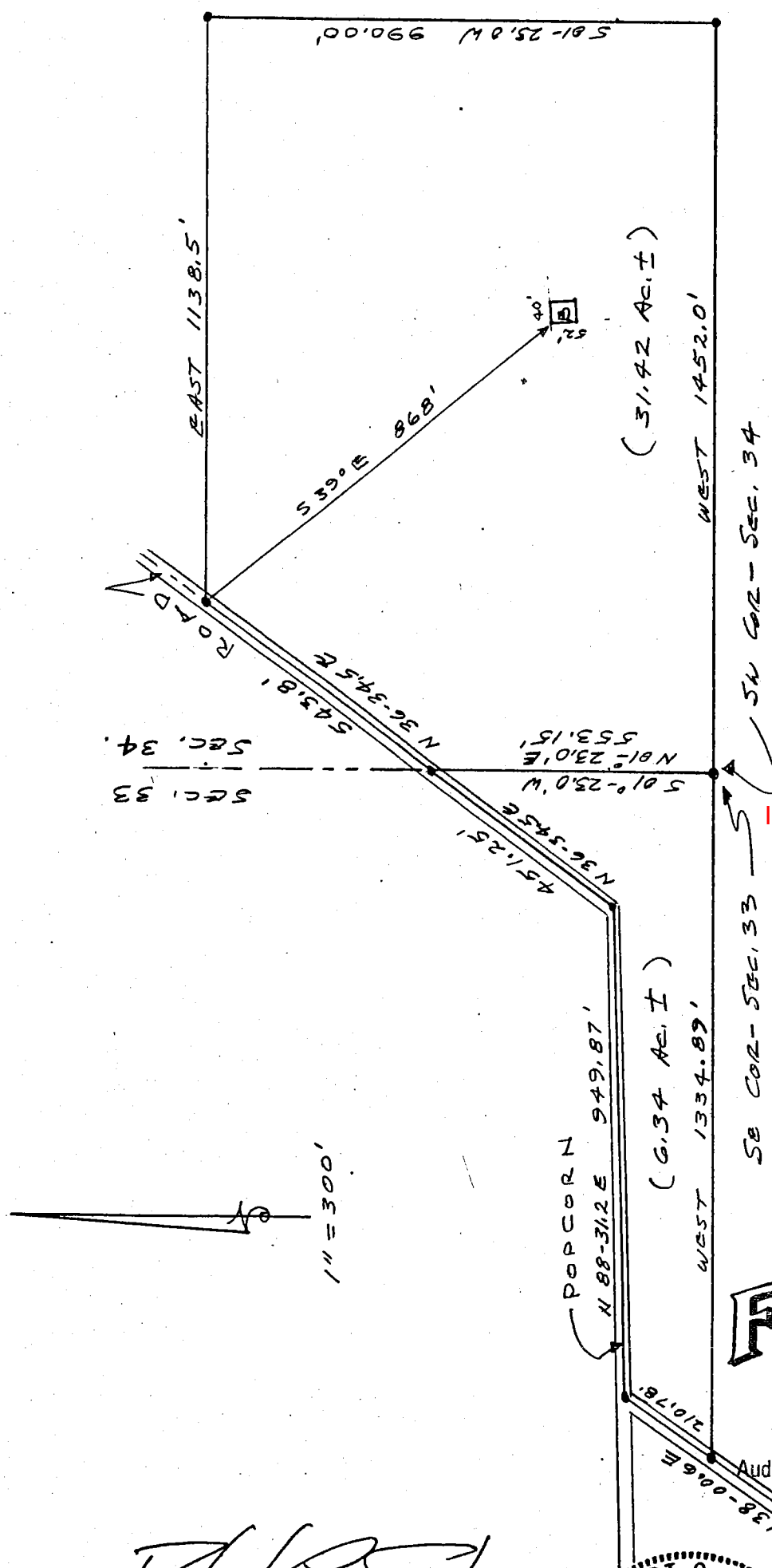
Phone (812) 333-2984
Bloomington, IN 47402

RSID002120

PLAT OF SURVEY

March 9, 1990

Part of Sec. 33, 7N-2W and Part of South half of SW 1/4 of Sec. 34, 7N-2W.

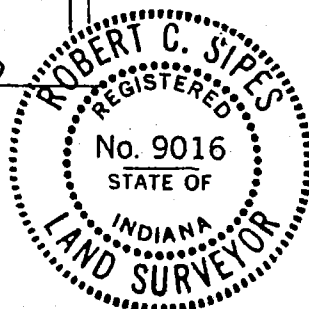


FILED

MAR 15 1990

Margaret Cook
Auditor Monroe County, Indiana

Signed:



Surveyors Job No. 90030901

Indian Creek Sec. 33 & 34

Robert C. Sipes, Registered Land Surveyor

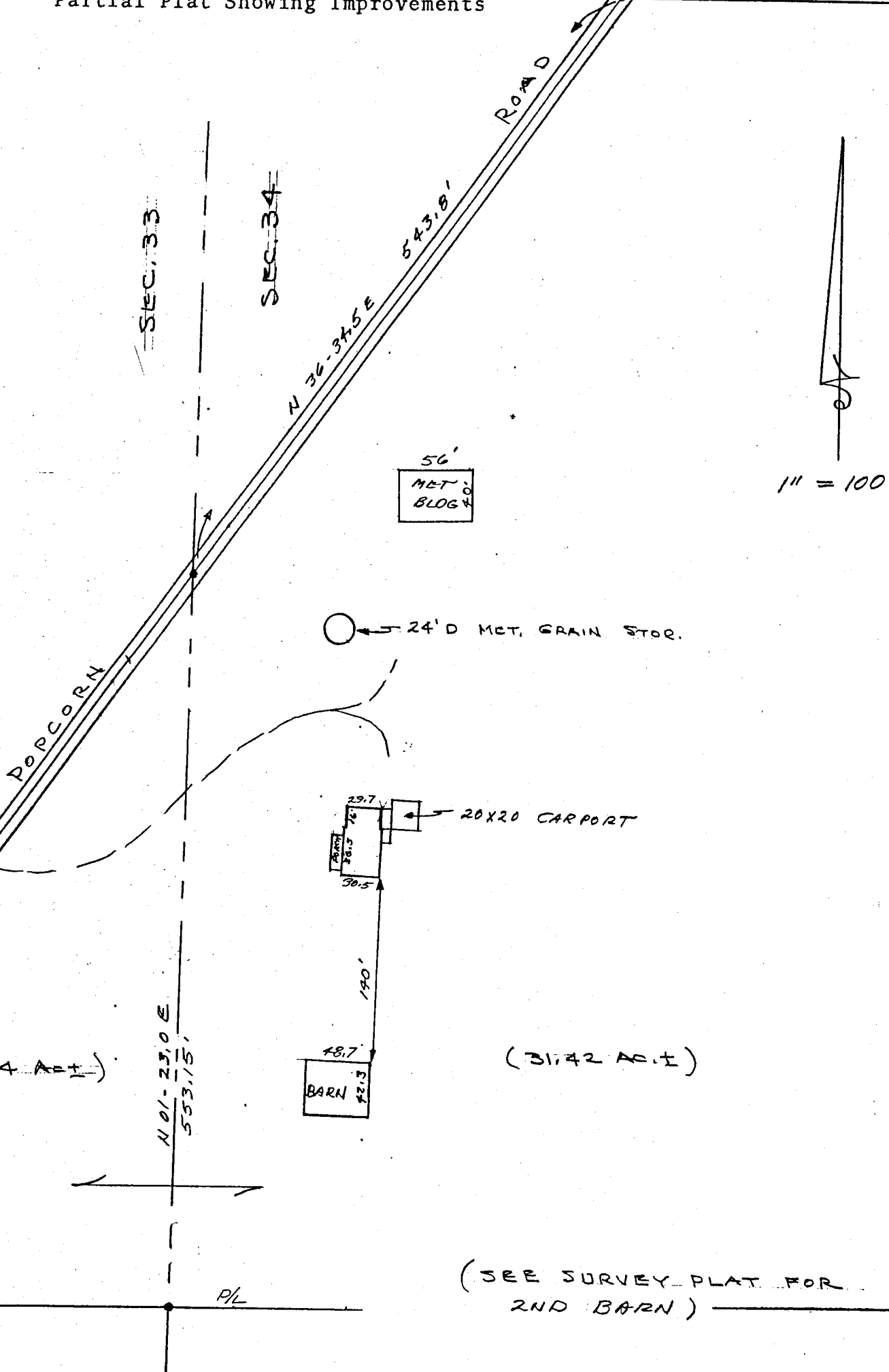
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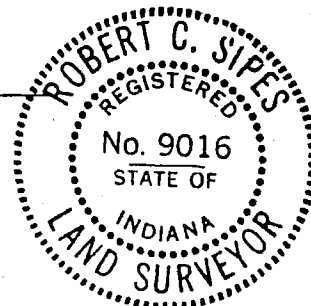
March 9, 1990

Partial Plat Showing Improvements



Signed:

Robert C. Sipes



Robert C. Sipes, Registered Land Surveyor

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Bloomington, IN 47402

SURVEYOR LOCATION REPORT

THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.

PROPERTY ADDRESS: 6989 West Popcorn Road
PROPERTY DESCRIPTION:

Part of Section 33, Township 7 North, Range 2 West, more particularly described as follows: Beginning at the Southeast corner of said Section 33; thence due West on the South line of said Section 33, 1334.89 feet to a marked 1/2" iron pipe in the center line of a county road; thence following said center line, North 38 degrees 00.6 minutes East, 210.78 feet to a marked 1/2" iron pipe; thence following the center line of an old road, North 88 degrees 31.2 minutes East, 949.87 feet to a marked 1/2" iron pipe; thence North 36 degrees 34.5 minutes East 451.25 feet to the East line of said Section 33; thence leaving said center line, South 01 degrees 23.0 minutes West, 553.15 feet to the point of beginning, containing 6.34 acres, more or less.

ALSO, part of the South one half of the Southwest quarter of Section 34, Township 7 North, Range 2 West, more particularly described as follows: Beginning at the Southwest corner of said Section 34; thence North 01 degrees 23.0 minutes East, 553.15 feet to the center line of an old road; thence North 36 degrees 34.5 minutes East, in said center line, 543.8 feet to a marked 1/2" iron pipe; thence leaving said center line, due East 1138.5 feet to a marked 1/2" iron pipe; thence South 01 degrees 23.0 minutes West, 990.0 feet to a marked 1/2" iron pipe on the South line of said Section 34; thence due West, 1452.0 feet to the point of beginning, containing 31.42 acres, more or less.

Subject Property is not located within a designated flood plain.

DESIGNATED PARTIES

**MORTGAGEE
OR ASSIGNEES:
TITLE CO.:
OTHER:**

REFERENCE NO.

REFERENCE NO.

I, the undersigned, an Indiana Registered Land Surveyor, hereby certify that on the date shown, I supervised the inspection of the real estate described herein at the Address indicated. **THIS LOCATION REPORT WAS PREPARED FOR USE BY THE DESIGNATED PARTIES ONLY AND FOR NO ONE ELSE. THE ACCURACY OF THE LOCATION DATA SHOWN IS LIMITED TO THAT REQUIRED BY THE INDIANA "SURVEYOR LOCATION REPORT" MINIMUM REQUIREMENTS UNLESS OTHERWISE SPECIFIED AND EXPLAINED ON THIS DOCUMENT. IF A MORE ACCURATE OR DETAILED LAND SURVEY IS DESIRED OR IF CORNER MONUMENTS ARE REQUIRED, AN INDIANA LAND TITLE SURVEY SHOULD BE ORDERED.**

I further certify that to the best of my knowledge this Location Report conforms with the **SURVEYOR LOCATION REPORT** Minimum Requirements, as adopted by the Indiana Society of Professional Land Surveyors, Inc., on January 29, 1981, and approved by the Title Underwriters of Indiana, Inc., on March 20, 1981.

CERTIFICATION DATE

March 9, 1990

SURVEYORS SIGNATURE

Robert C. Sipes

SURVEYORS JOB NO.

90030901



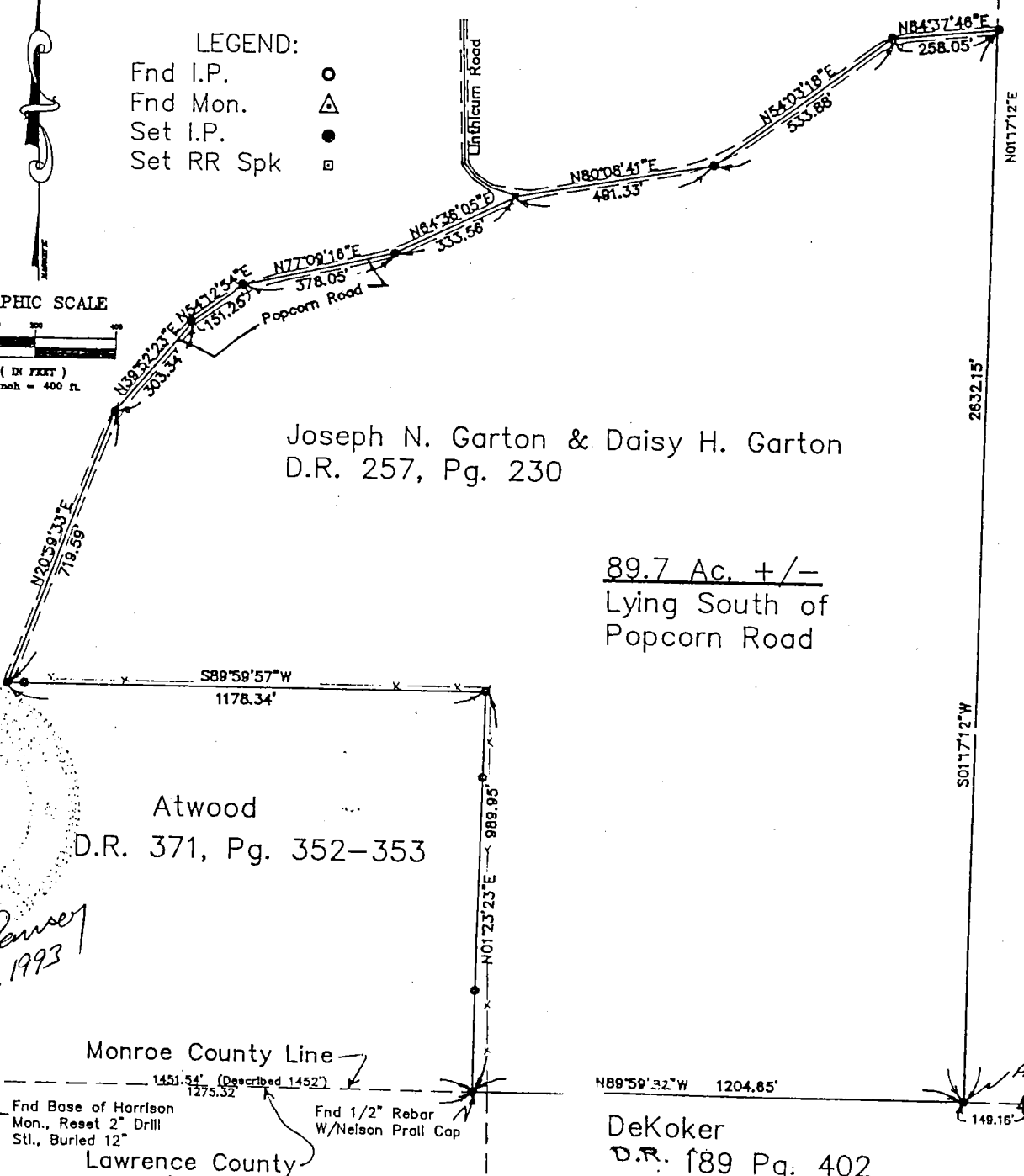
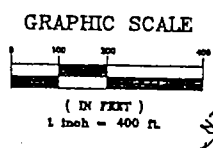
Description:

PLAT OF SURVEY

Part of the Southwest quarter of Section 34, Township 7 North, Range 2 West, lying in Monroe County, Indiana, described as follows:
Commence at the southeast corner of said section 34, said corner being marked by a found 3/4 inch diameter pipe;
thence North 89 degrees 59 minutes 32 seconds West 2507.27 feet along the south line of said section (Basis of bearings) to a found Harrison Monument marking the Northwest corner of the Northeast quarter of Section 3 Township 6 North, Range 2 West;
thence continuing North 89 degrees 59 minutes 32 seconds West 149.16 feet to a found 1/2 inch diameter rebar at the southeast corner of the southwest quarter of said section 34, said corner being the point of beginning of herein described parcel;
thence North 89 degrees 59 minutes 32 seconds West 1204.65 feet along said south line to a found 1/2 inch diameter rebar marking the southeast corner of a 31.42 acre parcel as described in Deed Record Book 371, pages 352-353, in the Office of the Recorder of Monroe County, Indiana;
thence North 01 degrees 23 minutes 23 seconds East 989.95 feet along the east line of said 31.42 acre parcel to a found 1/2 inch diameter rebar;
thence South 89 degrees 59 minutes 57 seconds West 1178.34 feet along the north line of said 31.42 acre parcel and the extension thereof to the centerline of Popcorn Road;
thence along a line with angle points to the average centerline of Popcorn Road the next eight courses:
1. North 20 degrees 39 minutes 33 seconds East 719.59 feet to a 5/8 inch diameter rebar,
2. North 39 degrees 52 minutes 23 seconds East 303.34 feet to a 5/8 inch diameter rebar,
3. North 54 degrees 12 minutes 54 seconds East 151.25 feet to a 5/8 inch diameter rebar,
4. North 77 degrees 09 minutes 16 seconds East 378.05 feet to a 5/8 inch diameter rebar,
5. North 64 degrees 36 minutes 05 seconds East 333.56 feet to a railroad spike,
6. North 80 degrees 08 minutes 41 seconds East 491.33 feet to a 5/8 inch diameter rebar,
7. North 54 degrees 03 minutes 18 seconds East 533.88 feet to a 5/8 inch diameter rebar,
8. North 84 degrees 37 minutes 46 seconds East 258.05 feet to the intersection of the centerline of Popcorn Road and the east line of the southwest quarter of said Section 34,
thence South 01 degree 17 minutes 12 seconds West 2632.15 feet along said east line to the point of beginning, containing 89.7 acres, more or less.
Subject to the right of way of Popcorn Road and all other legal easements and rights of way.



- LEGEND:
- Fnd I.P. ○
 - Fnd Mon. △
 - Set I.P. ●
 - Set RR Spk □

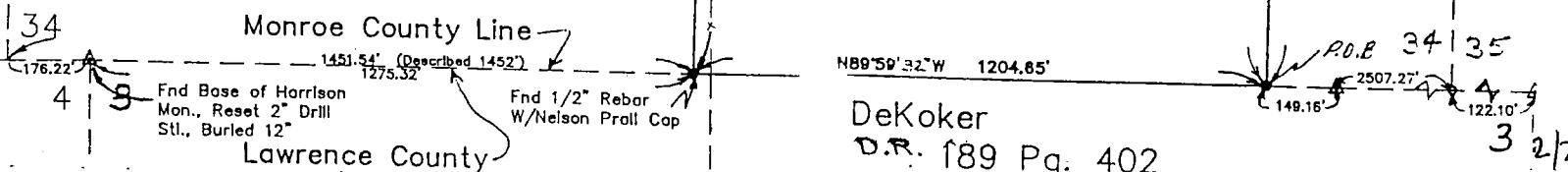


Joseph N. Garton & Daisy H. Garton
D.R. 257, Pg. 230

89.7 Ac. +/-
Lying South of
Popcorn Road

Atwood
D.R. 371, Pg. 352-353

John C. Renshaw
Feb. 13, 1993



DeKoker
D.R. 189 Pg. 402

DeKoker
D.R. 193, Pg. 114 & 115

REPORT OF SURVEY
Joseph N. Garton & Daisy H. Garton
Husband and Wife
Pt. of S.W. 1/4 of
Section 34, T7N, R2W
Monroe County, Indiana

In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) Variances in the reference monuments;
- b) Discrepancies in record descriptions and plats;
- c) Inconsistencies in lines of occupation;
- d) Random Errors in Measurement (Theoretical Uncertainty)

Purpose of survey was to survey and describe that part of the southwest quarter lying south and east of Popcorn Rd. as owned by client and described in D.R. 257, P. 230, in the Office of the Recorder of Monroe County, Indiana.

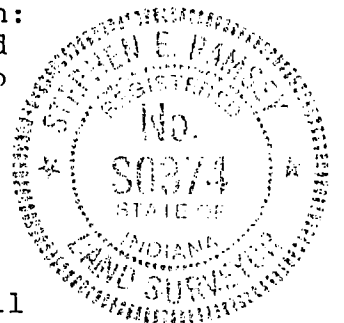
In the performance of this survey, I found Harrison Monuments along the north line of Lawrence County monumenting the northeast, the north quarter and the northwest corners of Section 3, Township 6 North, Range 2 West. The northwest corner monument was damaged but base appeared to remain in original position. I referenced this base and replaced with a 1 1/2 inch diameter by 3 feet long drill steel. I also found iron pins set by Nelson Prall, an Indiana Registered Land Surveyor No. 10234, with his survey caps and number on them at corners and along east line of the Atwood property, Deed Record 371, page 352-353.

Original survey record calls for a 163.02 feet jog between southwest corner of Section 34 and the northwest corner of Section 3. This jog is shown as 176.22 feet on Prall survey and this agrees with fences to the north along west line of Section 34. I accepted this as 176.22 feet and established the southwest corner of said section 34. I found a 3/4 inch diameter pipe at the southeast corner of said section 34. I split the distance between these corners to establish the south quarter of said section 34. I then found an iron pin with Prall cap at this location. I accepted it and ran a straight line between it and the north quarter corner as located by intersecting the existing fences.

I established the average centerline of Popcorn Road with angle points set to approximately average out the areas lying on each side of this surveyed line. This was done to arrive at the acreage in this parcel.

- a) Due to Variances in reference monuments: 13.2 feet at southwest corner of said section 34 due to variation from original survey record, this could move southeast corner of surveyed parcel 6.6 feet east.
- b) Due to Discrepancies in the record descriptions: None
- c) Due to Inconsistencies in lines of occupation: 0.5 feet at north end to 39 feet at south end along the east line of Atwood property due to existing fence being east of surveyed line. Also 10 to 12 feet along the north line of Atwood property due to fence being north of surveyed line.
- d) Due to random errors caused by survey instrumentation precision and survey field procedures, the theoretical uncertainty of all corners established this survey are within the specifications of a Class D Survey (1.00 foot) as defined in IAC 864.

Signed: Stephen E. Ramsey Date: Feb. 13, 1993
Stephen E. Ramsey, Ind. RLS #S0374, Phone 812-876-1517
3920 West Forrest Park Drive, Bloomington, Indiana 47404



Indiana
Creek
Ac 34